

# District Plan Review Project

## Managing Growth and Development to Achieve Environmental Outcomes

The Council is undertaking a review of our District Plan.

This is the second newsletter explaining the District Plan review process and how you can participate.

Last newsletter (Oct 06) we explained that over the last 10 years rapid growth has been happening in the eastern parts of Kaipara District and in coastal and harbour areas.

From people's comments on this growth, it is clear that expectations have changed over the last 10 years, on what is 'good' development.

## What is the Kaipara District Plan?

The District Plan helps guide the development of the Kaipara District and will affect what people can and cannot do with their properties. It also explains what will be protected.

## Where are we up to?

The Kaipara District Plan review is well under way. In October last year, we held open forums focusing on what you wanted the District Plan to achieve – Draft Environmental Outcomes.

Feedback has been important and has confirmed we are heading in the right direction for the District Plan review. People generally supported:

- The 'managed' expansion of residential settlements
- Development is managed so that the unique character of the Coast and Harbours is maintained
- In high growth areas, developments are comprehensively designed – people supported the urban and rural design principles of the Mangawhai Structure Plan
- New business areas are important and should be encouraged in the 'right' locations
- Avoiding 'Chess Board' type subdivisions, which are having adverse environmental effects

- The need to provide for the communities social and economic well being in low growth areas (e.g. the rural heartland), where there are fewer environmental threats
- Improving public access to the coast and protecting our open spaces, bush, iconic landscapes and water quality



There was a range of suggestions on the best ways to achieve the outcomes. Feedback ranged from:

*"Provisions should not be too restrictive – provided they're tight enough to prevent abusive users. Rather, the District Plan should provide guidelines for how to carry out such developments and promote environmental/social education so that sustainable housing and development is adopted by the various communities."*

*"Methods should focus on encouraging landowners through incentives to protect significant landscapes/habitats and enhance degraded landscapes."*

to....

*"We need far more restrictions if we want to be serious about positive development."*

*"Fully agree with need for controls. In many cases establishment of landscaping should be required prior to granting of title."*

## Where to next?

Council has initial views on how we might achieve the outcomes through the District Plan, especially for the high growth, coastal and harbour areas, for example:

- Build on the Mangawhai Structure Plan design principles for all high growth areas
- Encourage comprehensively designed subdivisions, such as 'farm-parks'
- Require subdivisions to provide environment benefits, e.g. retain native vegetation, comprehensive landscaping, green spaces and public access to the coast



- Allow more flexibility for development in low growth areas
- Provide tools to assist landowners to protect natural features and areas on their property
- Develop a policy framework which enables new commercial and industrial activities to start-up in the 'right locations'



We are now doing more work on providing for the managed expansion of residential settlements and urban areas.



## How can you participate?

We need your views on the best ways to manage development to achieve the environmental outcomes.

Following your feedback at the Open Forums, Council will start drafting the proposed District Plan. This is expected to be drafted by the end of the year.

There will be more opportunities to have a say in the review of the District Plan.

Council will also meet with the wide range of stakeholders from interest groups to government departments to ensure that we hear all views.

Come along to an Open Forum, request more information, fill in a response form, make a submission.